



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

Winery Suites of Scottsdale

**a mixed use multiple dwelling development
6951 / 6961 1st Street Scottsdale, Arizona**

Public Participation Report



- 1. Citizen Review Plan**
- 2. Neighborhood Involvement Outreach**
- 3. Citizen Review Report**

1

Citizen Review Plan:

The Plan:

To effectively communicate with and involve the neighboring community, Winery Suites held two separate open house public meetings. Please see the mailers and mailing lists attached (at the end of this report) which describe the mailer recipients, dates and locations for each of the two public meetings. The first open house was held at the current location of Winery Suites, 6951 E. 1st Street Scottsdale, to allow the public to see their current operations first hand. The second open house was held at office of DPA Architects so the public could see the drawings and material details of the proposal. All neighbors within the required 750'-0" radius were notified via mail through the USPS. Mailers were also sent to the 'Interested Parties' list as instructed to do by City staff.



2

Neighborhood Involvement Outreach:

The Outreach:

As stated above, two open houses were scheduled and held for the public participation process. The first held on September 18, 2018 and the second November 5, 2018. The notification mailers for these meetings were sent 10 days prior to each open house event with the second open house posted as a 'Project Under Consideration' (white sign) with proper affidavit and photograph evidence of said posting. Please see site posting documentation below. The City's project coordinator and planninginfo@scottsdaleaz.gov were emailed the same. Sign in sheets were provided to the public at each open house. Three (3) attendees from the public attended the first open house. Zero attendees attended the second open house. The final sign in sheets have been provided at the end of this report.

3

Citizen Review Report:

The Findings:

The open house meetings were very lightly attended. As stated above, three (3) attendees from the public attended the first open house. Zero attendees attended the second open house. The comments from the three attendees were of support for the project. A discussion was held describing the Winery Suites proposal, drawings were presented on easels and the intent of the project communicated thoroughly. No letters, emails or phone calls were received in opposition of the project. DPA Architects did receive a phone call from APS as a reply to both open house invitations stating they had no conflict or opposition to the proposed project.





Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White) ☐ Public Hearing Notice Sign (Red)

Case Number: 486-PA-2018
Project Name: _____
Location: 6951/6961 East 1st St
Site Posting Date: October 22, 2018
Applicant Name: John Szafran AIA
Sign Company Name: Dynamite Signs
Phone Number: 480-585-3031

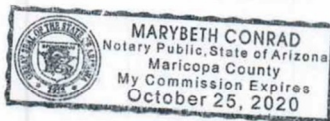
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Lopez
Applicant Signature

10/22/18
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

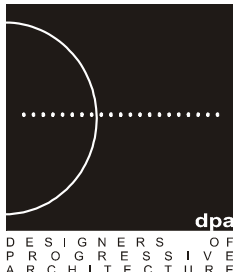
Acknowledged before me this the 22nd day of October 2018



Marybeth Conrad
Notary Public
My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



30 August 2018

DPA Architects, Inc.
DESIGNERS OF PROGRESSIVE ARCHITECTURE
7272 East Indian School Road, Suite 214
Scottsdale, AZ 85251

Re: **Winery Suites of Scottsdale**
Rezoning and Design Review Request
6951 / 6961 East 1st Street Scottsdale, Arizona 85251
Existing Zoning: C-2/DO and D/OR-2/DO respectively
Requested Zoning Change: DMU Type 2
Net Lot Area: 16,862 SF (0.3871 acres)
City of Scottsdale Pre-application # 486-PA-2018

Dear Neighbor:

We are pleased to introduce you to Winery Suites of Scottsdale, a proposed mixed use development located at the SWC of 1st Street and Goldwater Boulevard. The project will consist of 30 one bedroom extended stay rental units with full kitchenettes. The project is approximately 59,284 sf and 4-stories in height. The mixed use consists of 26 underground parking spaces, rental units and retail/restaurant at street level, rental units at levels 2 and 3, and a pool amenity area with high end rentals at level 4.

Attached is the proposed site plan and preliminary renderings of the 1st Street and Goldwater exterior elevations to help visualize the design nature of this project.

To help familiarize the neighborhood with our project, we've schedule an open house where questions or clarifications regarding the proposed development can be discussed. The open house will take place on Tuesday September 18, 2018 at 6:00pm hosted by Winery Suites of Scottsdale at the proposed site directly South of the Cornish Pasty restaurant.

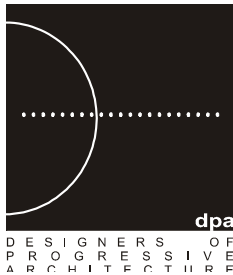
Prior to the open house, comments can be sent via mail or email to DPA Architects at the contact information listed below. Please forward your comments to DPA by Friday September 14, 2018 so that all suggestions may be shared with City of Scottsdale staff prior to our open house.

City Contact:
Greg Bloemberg, Senior Planner
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480.312.4306

Sincerely,

John S. Szafran, AIA
Principal
DPA Architects, Inc.
7272 East Indian School Road Suite 214
Scottsdale, Arizona 85251
phone: 480.941.4222
jsszafran@dpaarchitects.com

24-ZN-2018
11/14/18



22 October 2018

DPA Architects, Inc.
DESIGNERS OF PROGRESSIVE ARCHITECTURE
7272 East Indian School Road, Suite 214
Scottsdale, AZ 85251

Re: **Winery Suites of Scottsdale**
Rezoning and Design Review Request
6951 / 6961 East 1st Street Scottsdale, Arizona 85251
Existing Zoning: C-2/DO and D/OR-2/DO respectively
Requested Zoning Change: DMU Type 2
Net Lot Area: 16,862 SF (0.3871 acres)
City of Scottsdale Pre-application # 486-PA-2018

Dear Neighbor:

We are pleased to present Winery Suites of Scottsdale, a proposed mixed use development located at the SWC of 1st Street and Goldwater Boulevard. The project will consist of 31 one bedroom dwelling units with flexible leasing terms. The project is approximately 51,884 sf and 4-stories in height. The mixed use consists of 25 underground parking spaces, rental units and a winery market at street level, rental units at levels 2 and 3, and a pool amenity area with rentals at level 4.

Attached is the proposed site plan, COS land use map / site location, and the 1st Street and Goldwater exterior elevations to help visualize the design of the project.

To facilitate neighborhood involvement with our project, we've scheduled a 2nd open house where questions or clarifications regarding the proposed development can be discussed. The open house will take place on Monday November 5, 2018, 5:00 - 6:00 pm at the offices of DPA Architects Inc. located at 7272 East Indian School Road - Suite 214 Scottsdale, Arizona 85251.

Prior to the open house, comments can be sent via mail or email to DPA Architects at the contact information listed below. Please forward your comments to DPA by Friday November 2, 2018 so that all suggestions may be shared with City of Scottsdale staff prior to our open house.

City Contact:
Greg Bloemberg, Senior Planner
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480.312.4306

Sincerely,

John S. Szafran, AIA
Principal
DPA Architects, Inc.
7272 East Indian School Road Suite 214
Scottsdale, Arizona 85251
phone: 480.941.4222
jsszafran@dpaarchitects.com

24-ZN-2018
11/14/18

Owner Applicant Owner	Company	Address	City	State	Zip
Ali Fakih - Vice Chair	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle, Suite A-2	Phoenix	AZ	85016
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Bob Mountz		23005 N. 74th Street #1214	Scottsdale	AZ	85255
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ	85250
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
David N. Smith	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Director	Arizona Department of Water Resources	1110 W. Washington Street STE 310	Phoenix	AZ	85007
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882	Phoenix	AZ	85011
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Guy Phillips	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Lane, Mayor	City of Scottsdale	7666 E. El Rancho Drive	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Juli A. Eckmann		4020 N. Scottsdale Road, Unit 2007	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Kelsey Young	City of Scottsdale Planning Commission	3331 N. 63rd Street	Scottsdale	AZ	85251
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton Drive	Scottsdale	AZ	85260
Kirste Kowalsky	Withey Morris, PLC	2525 E. Arizona Biltmore Circle, Suite A-2	Phoenix	AZ	85016
Larry S. Kush	City of Scottsdale Planning Commission	4743 N. Scottsdale Road., #F-1003	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Milhaven	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Marc Levy		10402 E Raintree Dr	Scottsdale	AZ	85255
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Michael Padgett		7455 E. Pasaro Drive	Scottsdale	AZ	85266
Mike Leary	Commercial Real Estate Development Consulting	10278 East Hillery Drive	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ	85008
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ	85018
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Richard Turner, Planning and Zoning Administrator	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072-2025
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Suzanne Klapp	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259
Virginia Korte	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
W.J. Jim Lane - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
		2525 E. Arizona Biltmore Circle; Suite A-			
	Withey Morris, PLC	212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste. 1000	Phoenix	AZ	85012
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004

Nbhd Name	Last Name	First Name	Title	Address	Unit Type	Unit Number	City	State	Zip
Scottsdale Palms	Simeona	Wanda	Property Manager	4135 S Power Rd		122	Mesa	AZ	85212
Los Cuatros HOA	Harney	Jean	Secretary	6840 E 2nd St		8	Scottsdale	AZ	85251
Americana Condo Unit Owners Assn	Carter	Julia	Property Manager	608 E Missouri Av		100	Phoenix	AZ	85012
Park Paradise Condos	Hernandez	Mary	Property Manager	668 N 44th St		222E	Phoenix	AZ	85008
Park Paradise Condos	Pultz	Karen	President	668 N 44th St		222E	Phoenix	AZ	85008
Four Seasons Condo Assn, Inc.	Johnson	Lissa	Property Manager	16625 S Desert Foothills Pkwy			Phoenix	AZ	85048
Valle Vista Estates Assn	Mayer	Irene	Property Manager	PO Box 2257			Scottsdale	AZ	85252
Villa West Condos	Corey	Michelle	President	3646 N 70th St			Scottsdale	AZ	85251
Villa West Condos	Dayton	Marsha	Secretary	3634 N 70th St			Scottsdale	AZ	85251
Los Cuatros HOA	Alexander	Peter	President	5949 E Night Glow Circle			Scottsdale	AZ	85266
Park Paradise Condos	Nichols	Terri	Property Manager	668 N 44th St		233E	Phoenix	AZ	85008
Los Cuatros HOA	Williams	Beverly	Treasurer	6840 E 2nd St		12	Scottsdale	AZ	85251



Open House Sign-In Sheet

Date: 18 September 2018

Location: 6951 East First Street, Scottsdale, AZ

This Sign-In Sheet is a Public Record

Name		Business Name	
Address & Zip	Phone	E-mail	
Name Geoff Turbow		Business Name	
Address & Zip	Phone 4802946019	E-mail turbow@euroge.com	
Name Rich Brock		Business Name	
Address & Zip	Phone 602-695-1000	E-mail Rick@BerBrock.com	
Name Jeanette Weber		Business Name	
Address & Zip	Phone 602-799-8437	E-mail jettajette@gmail.com	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	



Open House Sign-In Sheet

Date: 05 NOVEMBER 2018

Location: DPA ARCHITECTS, INC.

This Sign-In Sheet is a Public Record

Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

City Hall, 3939 North Drinkwater Boulevard, Scottsdale, Arizona

PLANNING COMMISSION: 5:00 P.M., 6/26/19

CITY COUNCIL: 5:00 P.M., 9/17/19

REQUEST: Request by owner for approval of a zoning district map amendment from Neighborhood Commercial, Downtown Overlay (C-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple-Use, Type 2, Downtown Overlay (D/DMU-2 DO), including a Development Plan for a mixed-use project on a 0.37-acre site located at 6951 and 6961 E. 1st Street.

LOCATION: 6961 E 1st St

CASE NUMBER: 24-ZN-2018

Applicant/Contact:

Dpa Architects

480-941-4222

ttrainor@dpaarchitects.com

City Contact:

Greg Bloemberg 480-312-4306

gbloemberg@ScottsdaleAZ.gov

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bidopen/cases/cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

Posting
Date:
6/7/19

6/20/19 13:41:01



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number: 24-ZN-2018

Project Name: Winery Residences of Scottsdale

Location: 6951 and 6961 E. 1st Street

Site Posting Date: August 21th, 2019

Applicant Name: Fassco Investments LLC

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

8/21/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 21st day of August 2019



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

City Hall, 3939 North Drinkwater Boulevard, Scottsdale, Arizona

PLANNING COMMISSION: 5:00 P.M., 6/26/19

CITY COUNCIL: 5:00 P.M., 9/17/19

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LOCATION: 6961 E 1st St

CASE NUMBER: 24-ZN-2018

Applicant/Contact:
Dpa Architects
480-941-4222
ttrainor@dpaarchitects.com

City Contact:
Greg Bloemberg 480-312-4306
gbloemberg@ScottsdaleAZ.gov

Posting
Date:
6/7/19

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bidopen/cases/cases>

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6/20/19 13:41:01



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Applicant Name: Fassco Investments LLC

Sign Company Name: Dynamite Signs

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Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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El Dorado – 69th and 1st Street



Winery Suites – 6961 East 1st Street



75th and Main Street



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

City Hall, 3939 North Drinkwater Boulevard, Scottsdale, Arizona

PLANNING COMMISSION: 5:00 P.M., 6/26/19

CITY COUNCIL: 5:00 P.M., TBD

REQUEST: Request by owner for approval of a zoning district map amendment from Neighborhood Commercial, Downtown Overlay (C-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple-Use, Type 2, Downtown Overlay (D/DMU-2 DO), including a Development Plan for a mixed-use project on a 0.37-acre site located at 6951 and 6961 E. 1st Street.

LOCATION: 6961 E 1st St

CASE NUMBER: 24-ZN-2018

Applicant/Contact:

Dpa Architects

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Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

Posting
Date:
6/7/19

6/7/19 11:24:52



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number: 24-ZN-2018
Project Name: Winery Residences of Scottsdale
Location: 6951 and 6961 E. 1st Street
Site Posting Date: June, 7th 2019
Applicant Name: Fassco Investments LLC

Sign Company Name: Dynamite Signs
Phone Number: 480-585-3031

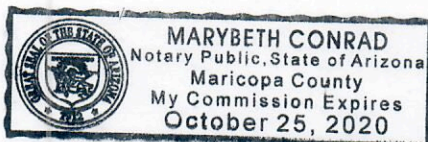
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

6/7/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 7th day of June 2019



Marybeth Conrad
Notary Public

My commission expires: 10.25.20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088